

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
 Meeting Date: 3/23/2026 Meeting Time: 06:00 PM Meeting Location: City Hall, 301 S Broadway Avenue

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
 www.westbendiowa.com

City Telephone Number
 (515) 887-2181

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	45,557,090	44,657,590	44,657,590
Consolidated General Fund	351,241	351,241	361,726
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	54,977	54,977	57,974
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	27,209	27,209	27,239
Other Employee Benefits	57,841	57,841	63,259
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	49,372,034	48,338,766	48,338,766
Debt Service	0	0	0
CITY REGULAR TOTAL PROPERTY TAX	491,268	491,268	510,198
CITY REGULAR TAX RATE	10.78355	11.00077	11.42467
Taxable Value for City Ag Land	255,895	285,246	285,246
Ag Land	769	769	857
CITY AG LAND TAX RATE	3.00375	2.69592	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	511	560	9.59
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Commercial	2,223	2,614	17.59

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

Employee wages and benefits, property/liability insurance, street maintenance and building improvements.

